

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 30, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from the Vancouver City College Secretarial Training course, under the direction of Miss Bristoll.

'IN CAMERA' MEETING

It was agreed that the only item to be discussed 'In Camera' this day would be the matter of appointment to a Library Board vacancy; the item in regard to the Strathcona Pilot Project to be considered later this day in the regular agenda.

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At this point it was agreed to consider an item of business relating to hotel and motel license fee increases.

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Hotels and Motels:  
Increases in License Fees

Discussion ensued on the legislation now before the Legislature in respect of the proposed increases by the City of Vancouver in license fees for hotels and motels. After due consideration it was,

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

THAT the Attorney General, Mr. Peterson, be requested to take the necessary action to have a 'free vote' in the Legislature when it discusses the proposal to restrict the right of the City of Vancouver to charge a license fee to hotels and motels equivalent to the business tax paid by other businesses.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 23, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT the Minutes of the Special Council meeting (Public Hearing), dated March 25, 1971, be adopted.

- CARRIED

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# COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole,  
His Worship the Mayor in the Chair.

- CARRIED

## UNFINISHED BUSINESS

### 1. Capilano Stadium - Uses

The Council on March 23, 1971, considered a report of its General Purposes Committee, dated March 18th, on the subject of the use of Capilano Stadium. At that time the Standing Committee report was tabled to allow an opportunity for the Director of Social Planning/Community Development to report on accommodation for youth in the Riley Park area. The Board of Administration report of March 25th in this regard reads as follows:

"Your Board submits the following report of the Director of Social Planning and Community Development dated March 25, 1971 respecting custody and use of Capilano Stadium.

"Since the meeting of the General Purposes Committee on March 18th, 1971 at which meeting alternative uses of Capilano Stadium were considered, I have met with representatives of Riley Park Community Centre Association, The Red Door, the Superintendent of Parks, and the Director of the Vancouver Art Gallery in order to discuss the recreational needs of the community as well as the possible uses for Capilano Stadium. The Director of the Art Gallery was asked to inspect Capilano Stadium because a major goal of the Active Community Organizations in Riley Park has been to acquire adequate space for a Drop-in Centre to be run by the Art Gallery.

During the first 3 months of 1970 the Vancouver Art Gallery provided an experimental program at the Race-track Exhibition Park. The "Gallery East" bore little resemblance to a conventional art gallery operation. It offered concerts, painting classes, art exhibits, audience participation programs, discussion groups, intermedia workshops in a number of formats including that of a Coffee House and a Drop-in Centre for young people. Attendance was high with up to 500 people visiting per day. As a result of this project a group of citizens in the Riley Park area organized with the express purpose of bringing the Art Gallery to their neighbourhood and they have already made representations to Council about this.

In addition, I have again personally inspected Capilano Stadium as well as the three vacant stores along Main St. which have been considered as possible alternative sites to the office space within Capilano Stadium for use as a Drop-in Centre.

In my opinion, insofar as the intended use by the Community Centre Association and Red Door is concerned, the office space within Capilano Stadium is superior to the available space along Main St.

cont'd....

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UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

However, the Superintendent of Parks has made it clear that use of the office space within the Stadium during the summer while the Stadium is being used for organized softball is out of the question. He stated that the Parks Board would be pleased to permit other groups to use the Stadium for such purposes as concerts, theatrical events, and other sports events if adequate notice were given by other groups to the Parks Board so that they could be fit into the schedule. Such multiple use, however, would be the exception rather than the rule. On a day-to-day basis, the single use for league softball would prevail. During the winter when the Stadium was not so used, the Superintendent would not have any objection to more frequent use of the Stadium by other groups for other purposes.

The Director of the Vancouver Art Gallery found that the Stadium spaces inside and outside of the building would be quite suitable for a wide variety of recreational programs of the kind desired by the Community Centre Association. Such programs would operate from 10 a.m. to 10 p.m., and be open to the public free of admission. The Parks Board Superintendent felt that such a multiple use on a daily basis would not be possible if the Stadium were to be used for league softball.

It was suggested by the Superintendent of Parks that a compromise would be to use the Stadium exclusively for softball and during the summer months turn the Riley Park Ice Rink over to the Art Gallery. This space, while adequate to the Art Gallery for a Drop-in Centre, is already committed in the evenings for lacrosse games and is not available. The lobby of the Community Centre as well as the one recreational room would be available during portions of the day and the evening and an Art Gallery program could be operated from this space. However this arrangement is less preferable than the use of Capilano Stadium since the Centre is already overcrowded.

City Council therefore has the following options:

1. It can turn Capilano Stadium over to the Parks Board for softball use, and permit community groups to have the area during the winter. The Parks Board would also permit other summer uses whenever possible so long as they did not conflict with daily scheduled athletic activities.

The benefits of this course of action are that the Stadium would be fulfilling its original purpose. According to Mr. C.B. White, Executive of the Vancouver softball association, the facility is preferable to those presently used by the softball enthusiasts and as many as 200 players and 18,000 spectators (approximately 200 persons per game) during the season could be expected to attend.

The non-capital costs to the City if the Stadium is turned over to the Parks Board would be \$45,000 during the first year of operation. By the 4th year of operation the cost, exclusive of capital costs, would decrease to \$33,000 per year plus the cost of living increase.

cont'd....

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UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

The disadvantage is that the Stadium would then be serving one interest group in a community that has a wide variety of recreational needs. Furthermore, the fact that there will be an admission charge to sports events will result in the exclusion of many of the poorer people in the community, such as those living in the adjacent Little Mountain Housing Project.

The Superintendent of Parks says that the Art Gallery can use the lobby and meeting room of the Community Centre, opposite Capilano Stadium, for its multi faceted Drop-in program. However, the reason that an addition is required to the Community Centre is that present space is inadequate.

The stores available along Main St. are the least desirable spaces for the needs expressed. They would, however, be better than nothing.

2. Capilano Stadium could be turned over to the Vancouver Art Gallery for a one year trial period, to March 31, 1972. The Director of the Art Gallery has suggested that his staff could make use of the entire Stadium, inside and outside, for workshops, concerts, classes, street theatre, festivals, exhibitions, and athletic activities. An effort would be made to cooperate with Little League Baseball. Baseball and softball would be encouraged but on a community rather than on a league basis. It is estimated that about 25,000 persons would participate in creative programs if such a program were set up. This conservative estimate is based on the fact that over 17,000 persons visited the little Race-track Gallery during its three-month period of operation. The proposed program at Capilano Stadium would be much broader in scope and extend over a period of 12 months.

Approximately \$42,000 would be required from the City for the first season's operation. An additional \$22,000 may be available to the Art Gallery from other sources. The benefits of this course of action are the lower cost to the City and the greater variety of use.

The disadvantage is that there is always a certain measure of risk with any program that is experimental.

The Director of Social Planning and Community Development having reviewed the foregoing options recommends that Capilano Stadium be turned over to the Vancouver Art Gallery effective April 1, 1971 for a period of 12 months on the condition that the cost to the City for this period of operation will not exceed \$42,000.

cont'd....

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UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

Your Board note that there are two options suggested by the Director of Social Planning/Community Development - to allocate the Stadium for either,

- (i) League softball serving the whole City, or
- (ii) A neighbourhood community facility.

Should Council select option (i), your Board would RECOMMEND adoption of the recommendation of the Standing Committee on General Purposes, as follows:

"THAT Capilano Stadium be turned over to the Park Board for operation and management on the understanding the budget requirements for the first year of operation will not exceed \$45,000 and that the Park Board will continue to renovate the Stadium each year, subject to budget approval, in accordance with the proposal set out in the Park Board letter of March 3, 1971."

Your Board FURTHER RECOMMEND that accommodation be made available for community activities,

- (1) In the Stadium, from completion of the softball season in the Fall until the commencement of the season in the following Spring;
- (2) In one of the stores on Main Street; the Director of Social Planning/Community Development being requested to make the necessary arrangements, for report back to Council.

If Council select option (ii), your Board would RECOMMEND that the proposal be referred back to the Director of Social Planning/Community Development for joint discussions with the Parks Board and Vancouver Art Gallery, to determine more precisely how the Stadium will be used throughout the year.

Your Board note that the Standing Committee of Council on General Purposes recommended, on March 18, that the Parks Board be advised when this report will be before Council. If Council select option (ii) above, it is expected that the Vancouver Art Gallery would be invited to appear before Council when the report of the Director of Social Planning/Community Development, referred to above, is being considered by Council."

With the foregoing Board of Administration report, were submitted letters from the Vancouver Juvenile Baseball Association, Wall and Redekop Corporation Ltd., and the Pacific Coast Junior Baseball League.

MOVED by Ald. Hardwick,

THAT the City Council approve the recommendation of the Director of Social Planning/Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery Association, effective April 1, 1971, for a period of 12 months for the various activities outlined in the Board of Administration report of March 25, 1971, including baseball, subject to the following:

cont'd.....

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UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

- (a) the cost of operation for the year not to exceed \$42,000.00
- (b) approval being received from the Vancouver Art Gallery Association

- CARRIED

MOVED by Ald. Wilson,

THAT the whole matter be referred back to the Board of Administration to bring in a detailed program schedule for use of the Capilano Stadium for this year, to include Park Board and Art Gallery participation and provision for community activities.

- LOST

(The motion of Alderman Hardwick was put and carried).

(Alderman Sweeney and Alderman Adams are recorded against the motion of Alderman Hardwick)

2. Miscellaneous Expenses: The Vancouver Detoxification Centre Society

On March 23rd the following motion of Alderman Wilson, respecting Miscellaneous Expenses for the Vancouver Detoxification Centre Society, was deferred for consideration at this meeting:

'THAT the Vancouver City Council be requested to supply an amount of up to \$1,500.00 for the minor miscellaneous operations of the Vancouver Detoxification Centre Society on the same basis as last year with the permission to make advances from these funds for the initial operational expenses for the Greater Vancouver District Hospital Society'.

Alderman Adams advised that in the estimates being prepared for Council consideration, there is provision of \$1,000 for this Society being an unexpended balance from a grant made to the Society in 1970.

In view of the statement by Alderman Adams, Alderman Wilson withdrew his motion.

3. Four Seasons Hotel Development

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Urban Renewal: Strathcona Area

It was agreed that the telegrams from the Honourable Robert Andras, Ottawa, and the Honourable D. Campbell, Minister of Municipal Affairs, Victoria, on this subject, be deferred for consideration later this day.

(see pages 20 to 25)

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Appointment of Deputy Mayor:  
Quarter Commencing April 1, 1971

MOVED by Ald. Adams,

THAT, pursuant to recommendation of His Worship the Mayor, Alderman Phillips be appointed Deputy Mayor for the quarter commencing April 1, 1971.

- CARRIED

3. Centennial Decorations

MOVED by Ald. Broome,

THAT, pursuant to recommendation of His Worship the Mayor, the sum of \$5,000 be approved to cover the cost of supplying and installing Centennial flags throughout the City, to be in place in time for the Royal visit in May; this expenditure to be charged to the budget for Centennial celebrations.

- CARRIED

4. Leave of Absence:  
His Worship the Mayor

MOVED by Ald. Hardwick,

THAT His Worship the Mayor be granted leave of absence for the period from approximately April 2 to April 16, 1971, inclusive.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 26, 1971

Local Improvements - Initiative Principle:  
(Works in Urban Renewal Scheme 6)  
(Clause 4)

MOVED by Ald. Wilson,

THAT Clause 4 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED BY THE  
REQUIRED MAJORITY

Irrigation of Centre Boulevard:  
Pender Street, Victoria Drive to Templeton Drive  
(Clause 5)

The Council considered the request from Mr. Buble that the City irrigate the centre boulevard of Pender Street, Victoria Drive to Templeton Drive. Cost estimates are included in the City Engineer's report, forwarded by the Board of Administration, in respect of this portion of Pender Street and the centre boulevards of Cambie Street, 49th to 65th Avenues and Boundary Road, Hastings to Franklin Streets.

MOVED by Ald. Bird,

THAT the centre boulevard of Pender Street, Victoria Drive to Templeton Drive be irrigated.

- LOST

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Request to Sing Religious Songs on  
City Street Allowance (Clause 7)

The Board of Administration advised of a communication from the Downtown Business Association that the Council rescind its motion of March 9, 1971, giving the Boundary Road Tabernacle permission to sing religious songs on the S/S of Georgia Street, east of Granville Street on Saturday afternoon between the hours of 2:00 to 5:00 p.m., for a trial period of one month, commencing April 3rd, on the understanding the permission covers not more than six people in this activity. The Downtown Business Association refers to the problems caused in the downtown area by the Hare Krishna religious group and the judgment delivered by the B. C. Court of Appeal.

MOVED by Ald. Adams,

THAT the Council rescind its motion of March 9, 1971, granting permission to the Boundary Road Tabernacle as mentioned.

- CARRIED BY THE  
REQUIRED MAJORITY

Special Residential Street Lighting  
Local Improvement Projects (Clause 8)

The Board of Administration submitted a report from the City Engineer from which the following recommendations are extracted:

"A. That special light standard projects only be advanced on streets in residential areas where:

- (i) the level of illumination required is not greater than that which would be required for a normal residential street, and
- (ii) there are several adjacent streets to be lighted or re-lighted at the same time, or
- (iii) there are special street lights on the adjacent streets.

B. That the City contribute a sum equal to the City's share as though a standard street lighting project were installed."

MOVED by Ald. Phillips,

THAT recommendation 'A' above be adopted and recommendation 'B' be referred back to the Board of Administration for a detailed information report, particularly with regard to alternate formula, and such report be submitted to the next Council meeting.

(split)

Alderman Broome requested the motion of Alderman Phillips be split. Action was, therefore, taken as follows:

MOVED by Ald. Phillips,

THAT recommendation 'A' of the Board of Administration report, set out above, be adopted.

- CARRIED

MOVED by Ald. Phillips,

THAT recommendation 'B' of the Board of Administration report be referred back to the Board of Administration for a detailed information report, particularly with regard to alternate formula, and such report be submitted to the next Council meeting.

- CARRIED



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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility matters (cont'd)

Local Improvements by Petition (Clause 9)

MOVED by Ald. Bird,

THAT Clause 9 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, regarding Local Improvements by Petition, First and Second Steps, be tabled for one week.

- CARRIED

Local Improvements: Initiative Principle (Clause 10)

MOVED by Ald. Bird,

THAT Clause 10 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED BY THE  
REQUIRED MAJORITY

Balance of Works and Utility Matters

MOVED by Ald. Sweeney,

THAT Clauses 1, 2, 3, 5 and 6 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Group Trailer Parking

MOVED by Ald. Wilson,

THAT the report of the Board of Administration (Social Service and Health matters), dated March 26, 1971, be adopted.

- CARRIED

Building and Planning Matters

Christ Church Cathedral (Clause 2)

The Board of Administration advised of a Park Board resolution, as follows, in regard to proposed demolition of the Christ Church Cathedral at Georgia and Burrard Streets:

'THAT the Board express concern to City Council over reports that Christ Church Cathedral is to be demolished and another high-rise office tower and chapel will replace it, and, in view of the dire need in the downtown for open space, City Council be requested to appoint a Committee, to include a member of the Park Board to discuss with Christ Church Cathedral authorities ways and means of retaining the Cathedral at Georgia and Burrard Streets.'

The Director of Planning and Civic Development reported in connection with the matter.

A communication was received from Mrs. Vivian I. Say requesting to appear before Council on the subject.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

MOVED by Ald. Adams,

THAT Mrs. Say be furnished with a copy of the Board of Administration report of March 26, 1971, and she be informed that she may persue the matter further with Council if she so wishes.

- CARRIED

(No action was taken on the resolution from the Park Board)

Balance of Building and Planning Matters

MOVED by Ald. Broome,

THAT Clauses 1 and 3 of the report of the Board of Administration (Building and Planning matters), dated March 26, 1971, be adopted.

- CARRIED

Licenses and Claims Matters

Commercial Municipal Vehicle  
License Plates

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Licenses and Claims matters), dated March 26, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Request for a Parade in Downtown Area

MOVED by Ald. Phillips,

THAT the report of the Board of Administration (Fire and Traffic matters), dated March 26, 1971, be adopted.

- CARRIED

Finance Matters

Third Party Assessment Appeals (Clause 2)

MOVED by Ald. Broome,

THAT Clause 2 of the report of the Board of Administration (Finance matters), dated March 26, 1971, be received for information and the Corporation Counsel inform Mr. D.M. Manning, a third party appellant, that the City Council does not accept any responsibility for the costs involved in his appeal.

- CARRIED

Museums' Department Purchasing Policy  
(Clause 1)

MOVED by Ald. Bird,

THAT Clause 1 of the report of the Board of Administration (Finance matters), dated March 26, 1971, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,  
Supplementary

Interview Expenses for Dr. Gordon L. Milton:  
Applicant for Medical Health Officer II,  
City Health Department

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 26, 1971, be adopted.

- CARRIED

C. Property Matters

Offer to Exchange:  
J.S. & A. Elkin (Clause 2)

MOVED by Ald. Wilson,

THAT this clause be deferred for one week and in the meantime it be suggested to Mr. J.S. Elkin and Mrs. A. Elkin that they communicate the details of property exchange proposal to the Board of Administration, following which the Board of Administration report to Council further on this matter, to include the Elkins' proposals.

- CARRIED

Lease of Haro Park:  
Federal Government (Clause 3)

The Board of Administration submitted a report of the Supervisor of Property and Insurance regarding lease of lots 23 to 26, Block 32, D.L. 185, known as Haro Park, 1231 Haro Street, and held under lease by the Crown (Minister of Public Works), since 1945. An historic review of the property is set out in the report. It is stated that the Minister of Public Works has recently announced the intention of providing a structure on Block 56 within a two-year period after the land is acquired. Consideration, therefore, is asked to allow the Government to remain on the Haro Street site during the construction period to avoid costly temporary relocation. The following two proposals are submitted in the report for Council's consideration:

- " (a) In view of Council's previous action of January 13, 1970, this matter is referred to Council for consideration.

If it is Council's decision to dispose of the site to the Government of Canada at this time then it is suggested that sale be subject to the following conditions;

- (b) (i) The Supervisor of Property and Insurance be instructed to negotiate the sale of Haro Park to the Government of Canada at a price to be substantiated by independent appraisal, for report back;
- (ii) As a condition of sale, the purchaser to guarantee demolition of the existing building when new premises in Block 56, D.L. 541 are completed, OR

cont'd.....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Lease of Haro Park  
Federal Government (cont'd)

If it is Council's decision to retain Haro Park for sale when vacated by the Federal Government then it is suggested the lease be subject to the following:

- (c) (i) The lease be extended at an economic rental based on current market value;
- (ii) The lessee to demolish the existing building upon termination of tenancy or agree to pay the City the cost of such demolition when vacating, and further that
- (d) Council authorize temporary financing out of the Land Purchase Fund as aforesaid for the acquisition of the West End Community Centre Site (Block 57, D.L. 185)."

MOVED by Ald. Broome,

THAT approval be given to proposals identified as (c) (i) (c) (ii) and (d), set out above, on the understanding that the lease extension is for a period of one year.

- CARRIED

Acquisition for Replotting:  
Southeast Sector, 3192 S.E. Marine Drive  
(Clause 1)

MOVED by Ald. Sweeney,

THAT Clause 1 of the report of the Board of Administration (Property matters), dated March 26, 1971, be adopted.

- CARRIED

D. Employee Suggestion Plan

The Board of Administration, under date of March 22, 1971, submitted a report regarding the Employee Suggestion Plan, from which the following recommendations are extracted:

"The Suggestion Committee recommends that:

- (a) This report be received for information;
- (b) i. An award of \$20.00 be made to Mr. Jack A. Perri, of Building Division, Permits & Licenses Department, for suggestion no. 69;
- ii. An award of \$20.00 be made to Mr. D.H. Wright, Revenue & Treasury Division, Finance Department, for suggestion no. 154;
- iii. An award of \$15.00 be made to A.E. Weal, Shops and Garage Division, Engineering Department, for suggestion no. 159;
- iv. An award of \$44.00 be made to E.A. Williams, Data Processing Division, Finance Department, for suggestion no. 160;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Employee Suggestion Plan (cont'd)

- v. An award of \$69.00 be made to P. Priestley of the Vancouver Public Library for Library Suggestion no. 18;
  - vi. An award of \$15.00 be made to J. Ambeault of the Vancouver Public Library for Library Suggestion no. 21;
  - vii. An award of \$15.00 be made to L. Pugh of the Vancouver Public Library for Library Suggestion no. 22.
- (c) Funds for the above awards be taken from Account No. 7090/905, set up for this purpose.

Your Board RECOMMENDS that the above recommendations of the Suggestion Committee be adopted. "

MOVED by Ald. Sweeney,  
THAT the foregoing recommendations be adopted.

- CARRIED

E. Renewal of Lease:  
306 Abbott Street - Health Unit No. 1

The Board of Administration, under date of March 26, 1971, submitted the following report:

'The Supervisor of Property and Insurance and the Medical Health Officer report as follows:

"The site for Health Unit No. 1 comprising the 2nd and 3rd floors of 306 Abbott Street is presently leased by the City from Newton Investments Limited at an annual rental of \$4,100.00. The existing 5-year lease term expires on March 31, 1971.

The Medical Health Officer advises that he requires the premises for a further maximum period of 3 years and has further requested that the renewal option in the lease be exercised.

Based on the Medical Health Officer's requirements, the Supervisor of Property and Insurance has negotiated with the owners, Newton Investments Limited, the following lease arrangements:

- (1) To a lease for a term of one year with the right of renewal for each of the following two years. The City to have the right of not exercising its renewal in any year by serving the lessor notice of cancellation 4 months prior to the renewal date.
- (2) Rental for the first year, commencing April 1, 1971, to be \$4,600.00 per annum. Rental for each subsequent year to be negotiated if the City's renewal option is exercised. In the event that a suitable rental(s) cannot be negotiated, the matter will be referred to arbitration for settlement.
- (3) All other terms and conditions that exist in the present lease are to remain.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renewal of Lease:  
306 Abbott Street (cont'd)

RECOMMENDED that the lease from Newton Investments Limited of the 2nd and 3rd floors of 306 Abbott Street for use as Health Unit No. 1, be renewed commencing April 1, 1971, subject to the terms and conditions as stated in the foregoing report."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance and the Medical Health Officer be adopted.'

MOVED by Ald. Bird,  
 THAT the foregoing report be adopted.

- CARRIED

F. (a) Method of Disposal of Sites for Industrial Development: Area bounded by Kootenay, Charles, Boundary Road and lane north of William Street

The Board of Administration, under date of March 9, 1971, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"On February 2nd, 1971, Council considered a report dated January 27th, 1971 which reviewed development policy for the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road.

Council resolved:

'THAT Interim Development Scheme 3 be approved in principle and the appropriate officials report further on the details of property acquisition, interim site consolidation, zoning and interim leasing, and

FURTHER THAT the Director of Planning be instructed to take the necessary action with respect to re-zoning of sites 1 and 2, of Scheme 2, as shown on Planning Department map dated November, 1970, and subsequent to rezoning, the Council determine disposition of these two sites.'

The appropriate zoning for the two industrial sites to be created in accordance with the above resolution of Council is dependent on the method of disposal selected. This report recommends a procedure for the disposal of the sites and contingent on Council accepting the method of disposal, recommends purchase of private properties within the industrial sites in order to consolidate them in City ownership.

A separate report has been prepared which deals with the zoning controls necessary to create the industrial sites. Both reports will be on the same agenda and should be considered concurrently. The recommendations of the report on zoning depend on Council approving the method of disposal outlined in this report, and would NOT be appropriate if Council chooses a different method of site disposal.

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Method of Disposal of Sites for  
Industrial Development (cont'd)

The boundaries of the two industrial sites are shown on the attached Appendix I. The boundaries are the same as those discussed by Council on February 2nd, 1971 except that the area extends to the east side of Kootenay Street, rather than the centreline. Site 1 (2.8 acres) is slightly larger than Site 2 (2.4 acres) to allow for the 40' landscaped setback along Boundary Road.

Method of Disposal

It is proposed that Council should advertise the sites and call for bids, in accordance with established policy. Bids should be considered for either or both sites 1 and 2 and should be based on both price and scheme of development. The City would set a minimum price and would establish a jury to judge the best price/design combination. The composition of the jury will be the subject of a later report. This system was approved by Council for large sites in the Champlain Heights development. Its main advantage is that the design of the successful bid and its effect on the amenity of the surrounding area can be given full consideration. In this particular location, it is felt that a high quality industrial development is of paramount importance, because the sites are directly across the lane from single-family dwellings on Napier Street. The location and proposed conditions of development are covered more fully in the report on zoning.

Acquisition of Private Property

Within Site 1, there are three lots containing two houses which both front onto Boundary Road. The 1971 assessed value of the properties is \$19,349. Lots 15 and 16 south of William Street (see Appendix I) contain one single-family dwelling and are owned by Inland Industries Ltd. which is part of the Inland Group of Companies. This Group wishes to purchase five acres of City-owned land to build a truck sales, service and repair facility. Lot 32 north of William Street is privately-owned and occupied by a single-family dwelling.

Before the sites are advertised for sale the City must have ownership. It is also highly desirable for the City to own all of the sites before they are rezoned for industrial use. It is therefore proposed that the City enter into negotiations for the purchase of the three privately-owned lots in Site 1.

Council should note that if it is decided not to adopt the recommendation to call for bids but instead to deal directly with the Inland Group, it would be against the normal policy of Council to purchase Lot 32 (which is part of Site 1) for resale to one person or company.

The Director of **Planning and Civic Development** therefore **RECOMMEND THAT:**

1. The method of disposal of Sites 1 and 2 as shown on the plan attached as Appendix I be by advertising for sale on the open market, with bids to be considered for either or both sites and bids to be judged on the basis of both price and scheme of development with the City setting a minimum price.

cont'd.....

Regular Council, March 30, 1971 . . . . . 16

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Method of Disposal of Sites for  
Industrial Development (cont'd)

2. The Supervisor of Property and Insurance be instructed to negotiate for the purchase of the following properties:
  - (a) Lot 32, D.L. Sec. 27, SE $\frac{1}{4}$ , S. Pt. THSL
  - (b) Lots 15 and 16, Blk. 2, D.L. Sec. 27, SE $\frac{1}{4}$ , S.Pt. THSL

This report has been prepared in accordance with the decision of the Technical Planning Board."

Your Board **RECOMMENDS** that the report of the Director of Planning and Civic Development be approved.'

It was noted that The Inland Group company is desirous of appearing before Council.

MOVED by Ald. Hardwick,

THAT recommendation '1' above respecting method of disposal of sites 1 and 2 be deferred until after the Public Hearing is held with respect to rezoning of sites for industrial use in the area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street, referred to in the foregoing report.

- CARRIED

MOVED by Ald. Hardwick,

THAT recommendation '2' quoted above be approved and the Supervisor of Property and Insurance instructed accordingly.

- CARRIED

- F. (b) Rezoning of Sites for Industrial Use: Area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street

The Board of Administration submitted a report of the Director of Planning and Civic Development in the matter of rezoning for industrial use in the area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street.

The recommendations of the Director of Planning and Civic Development are as follows, and adoption is recommended by the Board:

" Subject to Council's decision that the method of disposal for Sites 1 and 2 shall be advertisement for sale on the basis of price and scheme, the Director of Planning and Civic Development **RECOMMENDS THAT:**

1. The Director of Planning and Civic Development be instructed to make application to amend the Zoning and Development By-law to rezone the following properties and to refer the applications to Public Hearing at the earliest possible date after consideration by the Town Planning Commission; the uses to be those set out in Appendix II:

cont'd....



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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rezoning of Sites for Industrial Use (cont'd)

- (a) Lots 31-33, D.L. Sec. 27, SE $\frac{1}{4}$ , N.Pt. THSL  
Lots 1-7, Blk. 1, D.L. Sec. 27, SE $\frac{1}{4}$ , S.Pt. THSL  
Plans 03752 and 03731  
Lots 1-12, Blk. 2, D.L. Sec. 27, SE $\frac{1}{4}$ , S.Pt. THSL  
FROM: RS-1 One-Family Dwelling District  
TO: CD-1 Comprehensive Development District
- (b) Lots 20-31, Blk. 2, D.L. Sec. 27, SE $\frac{1}{4}$ , S.Pt. THSL  
FROM: M-2 Industrial District (Heavy)  
TO: CD-1 Comprehensive Development District
- (c) Lots 13-19, Blk. 2, D.L. Sec. 27, SE $\frac{1}{4}$ , S.Pt. THSL  
FROM: C-1 Commercial District (Local)  
TO: CD-1 Comprehensive Development District

- 2. The conditions of development set out in Appendix II be approved for submission to the Public Hearing as guidelines for judgment of the schemes by a jury.

This report has been prepared in accordance with the decision of the Technical Planning Board."

MOVED by Ald. Broome,  
THAT the foregoing recommendation '1' be approved and the Public Hearing be held at as early a date as possible.  
- CARRIED

MOVED by Ald. Hardwick,  
THAT recommendation '2' in the foregoing report be adopted.  
- CARRIED

G. Meal Contract at Pacific Hostel and Meal Ticket Service

The Board of Administration, under date of March 24, 1971, reported as follows:

Your Board has received the following report from the City Purchasing Agent, the Director of Welfare Services and the Medical Health Officer:

"City Council, at the 'In Camera' meeting of February 9, 1971, adopted the following recommendations:

A tender call be made immediately to obtain bids for catering at the Pacific Hostel, and to provide a meal service in premises provided by the contractor in a suitable location.

A separate contract to be entered into for each service. Both contracts to be for a one year period subject to renewal on basis mutually satisfactory to both parties; both contracts to be subject to the requirements of City by-laws and the operation to the satisfaction of the Medical Health Officer.

Regular Council, March 30, 1971 . . . . . 18

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Meal Contract at Pacific Hostel (cont'd)

Tenders for the above contract were opened by the Board of Administration on Monday, March 22nd, 1971 and referred to the Purchasing Agent, Director of Welfare Services and the Medical Health Officer for report. The working tabulation is on file in the Purchasing Agent's office.

Catering Service At Men's Hostel  
535 Homer Street, Vancouver

The following four bids were received:

<u>Firm Name</u>	Mayfair Caterers Ltd. (Golden Horseshoe Caterers)	Hi-Tide Fish Restaurant Ltd.	Universal Catering	Plaza Cafe Ltd.
<u>Basic Contract</u>		(White Lunch)		
Three meals per day as per specifications for 250 men.				
Total Price Per Day	\$ 433.13	\$ 448.00	\$ 487.50	\$548.17
Total Price Per Year Based on 365 Days Per Year	\$158,092.45	\$163,072	\$177,937.50	\$200,082.05
<u>Union Status</u>	Non Union	Union	Non Union	Non Union

We RECOMMEND acceptance of the low bid submitted by Mayfair Caterers Ltd. for a one year period; subject to renewal for an additional one year period on a basis mutually satisfactory to the City and Mayfair Caterers Ltd. in accordance with Section 11 of the special conditions of the tender which provides for price adjustments in accordance with food and labour cost indexes.

Catering Service at a Meal Service Centre  
to be provided by the Contractor

The following two bids were received:

<u>Firm Name</u>	Mayfair <u>Caterers Ltd.</u>	Hi-Tide Fish Restaurants <u>Ltd.</u>		
	<u>Per Person</u>	<u>Cumulative Total</u>	<u>Per Person</u>	<u>Cumulative Total</u>
Guaranteed Minimum				
500 per day	\$2.03	\$1015	\$2.64	\$1320
501 - 700	2.01	1417	1.86	1692
701 - 1000	1.98	2011	1.77	2223
1001 - 1250	1.93	2493	1.69	2645
1251 - 1500	1.88	2963	1.62	3050
1501 - 1750	1.83	3421	1.56	3440
1751 - 2000	1.78	3866	1.51	3817

cont'd....

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## BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

## Meal Contract at Pacific Hostel (cont'd)

\* Location                      220 Prior Street                      65 East Hastings

\* Tender form stated: 'Location preferably to be away from main retail shopping areas or through streets'  
- Mayfair complies, Hi-Tide does not.

	Mayfair	Hi-Tide
Wage Rates	<u>Non Union</u>	<u>Union</u>
Head Counter Girl	\$2.00 per hour	\$1.76 per hour
Counter Girl	\$1.75 per hour	\$1.65 per hour
Dishwasher	\$1.75 per hour	\$1.70 per hour
Cooks	\$2.50 per hour	\$2.20 per hour
Janitor	\$1.85 per hour	\$1.65 per hour

Letters outlining fringe benefits will be available at Council meeting.

Hi-Tide Fish Restaurants Ltd. (a wholly owned subsidiary of White Lunch Ltd.) in a letter of transmittal dated March 12, 1971 stated:

'This will have to form part of the contract, if we are the successful bidder:

"If the City causes the contract at the meal service centre to be cancelled before one year expires, then the contractor shall be paid a sum of \$200.00 per day for each day prior to the one year anniversary of the contract that the contract is cancelled by way of compensation for his lost investment. This shall not apply to any extension of the contract beyond one year unless an additional major investment is required then."

We RECOMMEND acceptance of the bid submitted by Mayfair Caterers Ltd. for a one year period; subject to renewal for another additional one year on a basis mutually satisfactory to the City and Mayfair Caterers Ltd. in accordance with Section 11 of the special conditions of the tender which provides for price adjustments in accordance with food and labour cost indexes."

Your Board note that the City officials have recommended acceptance of the submission by Mayfair Caterers Ltd., and that this Company does not employ union labour (comparative wage rates have been shown).

Your Board submits the above report for CONSIDERATION. '

In addition to the foregoing report and as an addendum, the Board of Administration furnished a memorandum giving a summary of fringe benefits applicable in respect of Mayfair Caterers and Hi-Tide Fish Restaurant Ltd.

MOVED by Ald. Broome,

THAT the recommendation of the officials contained in the foregoing Board of Administration report, i.e. acceptance of tenders of Mayfair Caterers Limited in each case, be approved, subject to agreements satisfactory to the Corporation Counsel.

- CARRIED

Regular Council, March 30, 1971 . . . . . 20

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Strathcona Pilot Project

The Board of Administration, under date of March 26, 1971, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"Following Council's resolution of March 9, 1971 on rehabilitation assistance in the Strathcona area, City and Senior Government officials have met twice to examine the implications and administrative aspects of the proposed scheme prior to the proposed discussions with the Strathcona Property Owners and Tenants Association (SPOTA) in the 'Working Committee'. In addition, Alderman Bird and City officials met with the Hon. R. Andras and Hon D. Campbell and Central Mortgage and Housing Corporation (CMHC) officials on March 22 and Hon. R. Andras met with the SPOTA group on March 23. Alderman Bird is submitting a report summarizing the discussions at the meeting with the Federal and Provincial Ministers.

The telegram of March 24 from the Hon. R. Andras emphasizes the Minister's desire for an early meeting (now tentatively scheduled for April 5 or 6) of representatives of the three levels of government and SPOTA to negotiate details of the scheme. In view, particularly, of the Federal approach that virtually all aspects of the proposed scheme are subject to negotiation, it is desirable for the City officials on the Working Committee to have a further indication of Council's views prior to the proposed meeting. These views should be discussed by Council 'In Camera' to ensure that the Working Committee receives this information direct.

The principal aspects of the scheme are therefore summarized in the following position paper which will represent the position to be taken by officials on behalf of Council at the Working Committee. These proposals in effect, represent a workable translation of the proposals in the Consultants report:

1. GUIDING PRINCIPLES

(1) Zoning

Most of the area is zoned for medium density multiple development and projections indicate that natural redevelopment for this use may start in perhaps 10 to 15 years. No change of zoning is recommended as it now permits a variety of types of residential development and conversion and also would allow owners not wishing to rehabilitate, to sell their property at values related to this zoning. Rehabilitation to extend the life of residential buildings for about 10 to 20 years as originally proposed by the Working Committee, is therefore appropriate.

(2) Issue of Permits

Permits for normal permitted development should not be withheld.

(3) Rehabilitation Standards

Standards for rehabilitation should be generally consistent with the life expectancy indicated above.

(4) Municipal Services

Municipal services should be improved or provided to a degree appropriate to the zoning and the anticipated extended life of the rehabilitated properties.

(5) Individual Freedom of Choice

Individual property owners should not be subjected to pressure to rehabilitate and should be free to buy or sell property.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Strathcona Pilot Project (cont'd)(6) No Large Scale Acquisition and Clearance

The scheme would emphasize rehabilitation. However, a limited amount of acquisition and clearance would be proposed for public purposes, e.g. park site extension, new street requirements. Consideration will be given, during the implementation of the scheme, to acquisition and clearance of other privately owned property, if, in the opinion of the Working Committee, this would contribute to the up-grading of the neighbourhood, e.g. non-conforming uses such as industrial development.

2. FINANCIAL ARRANGEMENTS(1) Rehabilitation of Private Property<sup>(i)</sup>

Position as set out in Council's resolution of March 9, 1971:

Council will support a maximum grant-loan (including  
City's 25% interest-free loan) \$3,000

Matching amount from owner \$3,000

(In cash \$1,000 plus \$2,000 borrowed, possibly from  
CMHC at preferential interest rate)

Applicable to single family and conversions, for owners who  
have occupied the premises for minimum of five years.

Grant fully recoverable if property sold within three years.

As principal objective is to improve the premises, Council may wish  
to consider eliminating the 5-year requirement.

(2) Other Elements of the Scheme

Costs of improving, or installing new, municipal services, and the  
abandonment or removal of services, the acquisition, clearance and  
disposal of property and administrative costs would be shareable on  
the current cost-sharing basis (City 25%; Province 25%; CMHC 50%)  
except where the services are provided under local improvement procedures.

3. ADMINISTRATION(1) Field Office

A field office, readily accessible to owners and residents, to provide  
accommodation for the operational staff, is essential and should be  
opened as early as possible after approval to proceed is obtained.  
The office would publicize the availability of the aids to rehabilita-  
tion and invite interested owners to visit the office for information.

(2) Staff

A field team consisting of the following basic staff has been found  
necessary in other rehabilitation projects of similar size. The make-  
up of the team has been carefully reviewed by City and Senior Govern-  
ment staff:

- (i) Project Co-Ordinator - Responsible to the Assistant  
Director, Civic Development along with most of the  
other staff suggested.
- (ii) Rehabilitation Counsellor(s)
- (iii) Financial/Real Estate Advisor(s)
- (iv) Draftsman/Cost Estimator(s)
- (v) Rehabilitation Inspector(s)
- (vi) Community Services Co-Ordinator/Social Counsellor

<sup>(i)</sup> It is understood that the maximum grant/loan is negotiable as far as the  
Senior Governments are concerned.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Strathcona Pilot Project (cont'd)

The Project Co-Ordinator is the key member of this team, and is seen as a senior person with considerable administrative ability. Early appointment of this employee is essential if an early start on the program is to be achieved.

(3) Method of Identifying Properties for Rehabilitation

As there are no national standards for rehabilitation for the 10 to 20 year additional useful life envisaged in the Working Committee's original report of December 18, 1969, two basic considerations are set out below. These may need modification after experience in the operation.

(a) Structural

The suitability of the individual structure for rehabilitation will have to be determined by its condition and potential for improvement, as judged after inspection. This should not however, necessarily prevent an owner providing from his own resources, additional funds to up-grade a structure which might be considered inappropriate for rehabilitation by normal criteria or indeed from applying the public rehabilitation funds towards demolishing a structure and building a new one.

(b) Financial

The owner's ability to provide matching funds and to finance any loan portion of the cost of rehabilitation and the question of whether an owner needs publicly-funded aid to rehabilitate, indicates that investigation into the owner's financial situation will be necessary.

Recommendations on individual applications for rehabilitation aid would require endorsement by the three levels of government.

(4) Working Committee

The current 'Working Committee' composed of representatives of SPOTA and appointed officials from the three levels of government should continue, with some changes. It is understood that the Federal Minister's view is that there should be one Committee with SPOTA as a full member, and that the current Urban Renewal Co-Ordinating Committee of officials of the three levels of government would in fact, be superseded by this arrangement, and that the Committee's work would include the development of criteria for grants and loans. The Committee would consist of one member each from SPOTA, the Province, CMHC, and the City with as many advisors as necessary (to parallel the Co-Ordinating Committee set-up). The Assistant Director of Civic Development would be Chairman as he is responsible under the Director of Planning and Civic Development for the implementation of Civic Development.

It is the view of officials that, as in the case of the Urban Renewal Co-Ordinating Committee, this Working Committee would oversee the day-to-day operations of the project and would recommend on various matters such as expenditures of funds. Approval of funds and other executive action would require authorization by the Federal-Provincial-City partnership or the partner having jurisdiction. The Working Committee would not therefore have executive responsibility.

(5) Consultant for SPOTA

The Consultant's report recommended that SPOTA have the continuing services of a consultant to advise them and that the association should be granted funds for this purpose.

The City officials view is that the field team referred to in 3 (2) above, is adequate for this service. However, it is understood that the Federal Minister favours this proposal and is seeking means to provide it.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Strathcona Pilot Project (cont'd)

The matter of the City's view on the service and possible cost-sharing, needs Council's consideration.

(6) Relocation Procedures

Relocation procedures for residents and businesses which may be displaced will have to be approved by the 'Working Committee'. As no large-scale acquisition and clearance is envisaged, these procedures can be developed by the Working Committee during the implementation phase.

(7) Local Improvements

Some of the works expected to be undertaken are normally done under local improvement procedure. Council has approved 50% relief of property owner's share of local improvement charges in certain areas of Redevelopment Project No. 2 where the senior governments are sharing in the costs of these works. Some indication of the degree of relief which might be available in Strathcona should be indicated to SPOTA.

4. FORMAL APPLICATION TO SENIOR GOVERNMENTS

A formal application from the City to the senior governments, approved by the Working Committee, is required. Due to the experimental aspects of the scheme, precise cost estimates cannot be made. Approximate estimates with 'provisional sums' for certain elements are understood to be acceptable to the senior governments.

Although this documentation is required at an early date, its timing will be dependent on its consideration by the Working Committee, and such amendments or modifications which this may involve.

5. MATTERS SUBJECT TO NEGOTIATION

It has been emphasized that the senior governments' view the scheme as being an operation of a partnership of the three levels of government, and SPOTA representing the owners and residents, and that its major elements, other than the maximum funds committed, are all subject to negotiation.

It is clearly desirable therefore, for Council to give to its officials, some indication of matters which it considers could be subject to variation from the position expressed by its resolution of March 9, 1971, and the more detailed matters described in this report.

6. OPERATIONAL CONSIDERATIONS

If agreements are concluded with the senior governments for the implementation of the scheme, this would provide the authority to set up whatever form of field office and staff is agreed on. In the meantime, the work to complete the preparation of the scheme can be charged to the unexpended balance in the Scheme 3 preparation agreement (approximately \$17,000).

The need to obtain at least one key field staff member as early as possible, has been emphasized above. It is suggested therefore, that approval of the position of Project Co-Ordinator be given, subject to confirmation if agreements to implement the urban renewal scheme, are concluded. This would enable the position to be classified and a start to be made in seeking the employee. Any actual hiring of such an employee prior to execution of the agreements would have to be at the City's cost, although senior government cost sharing would be obtained retroactively if the project proceeds.

cont'd....

Regular Council, March 30, 1971 . . . . . 24

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

It has been found by experience elsewhere, that rehabilitation requires considerable administrative staff relative to the total dollar value of a project. There is as yet, no knowledge based on experience, of the amount of rehabilitation likely to be undertaken in Strathcona. On the other hand, there can be no prospect of success unless a competent advisory staff can be assembled before the start of implementation.

It may be necessary therefore to recruit a nucleus of the field team for the start and build on this if there are indications that substantial rehabilitation is likely to proceed."

Your Board SUBMITS the foregoing report of the Director of Planning and Civic Development for the consideration of Council.

If Council concur generally with the position set out above, Your Board RECOMMENDS:

- (1) THAT the Director of Planning and Civic Development and other City officials be authorized to present these proposals to the Strathcona Working Committee for discussion and review. That such official would report back as necessary, for further direction as alternatives may be suggested.
- (2) THAT the Director of Personnel Services be instructed to consult with the Director of Planning and Civic Development and report on an appropriate classification for the Project Co-Ordinator. '

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The Council noted a telegram from the Honourable Robert Andras, Minister responsible for Housing, confirming pertinent details following a discussion with representatives of the three levels of government regarding Strathcona, and held recently.

A telegram was also noted from the Minister of Municipal Affairs confirming that if required he would advance necessary legislation to give the City the required powers to proceed in this Strathcona Project as per discussions at the meeting with the representatives of the three levels of government. It is understood a reply was forwarded by His Worship the Mayor that such special legislation would not be necessary.

The Council also received from Alderman Bird a copy of the minutes of a meeting held on March 22, 1971, with representatives of the three levels of government in respect of this matter.

MOVED by Ald. Adams,

THAT the proposals and recommendations set out in the foregoing report of the Board of Administration and Director of Planning and Civic Development be approved, subject to the following:

- (a) under the heading of 'GUIDING PRINCIPLES': Zoning, in approving the proposals in this part of the report it is understood that the Working Committee will report back to the Council with respect to the possibility of a limitation on heights for any apartment construction:

cont'd....



Regular Council, March 30, 1971 . . . . . 25

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

- (b) under the heading of 'FINANCIAL ARRANGEMENTS':  
Rehabilitation of Private Property, the five years  
reference be set at a minimum of three years for  
owners who have occupied the premises;
- (c) under the heading 'ADMINISTRATION': Staff, it is  
the Council's wish that personnel with expertise in  
the fields outlined be provided from the staff of the  
Central Mortgage and Housing Corporation.
- (d) no consultants be appointed without prior authorization  
of the City Council.

- CARRIED

Housing

The following is extracted from the Minutes of the meeting held with representatives of the three levels of government on March 22, 1971:

"The Provincial Minister advised that the Province is re-examining the current City application for Site No. 17, Champlain Heights (low density townhouses) on the basis of a revised scheme providing an average bedroom count of 2.7 and resulting in a land cost per unit of approximately \$3,000.

Both Ministers were informed of the continuing problem of obtaining land at costs acceptable to the senior governments for public housing in Vancouver and it was noted that this problem will continue whether the housing is initiated by the City or the Greater Vancouver Regional District.

Both Ministers considered that if the City advanced proposals for senior citizens high rise development on the basis of the City assembling land in suitable medium density districts such as Kitsilano for the partnership to develop on the same basis as the FP 10 Nicholson Tower project in the West End, that these would be given favourable consideration."

MOVED by Ald. Bird,

THAT the Board of Administration be requested to instruct the appropriate officials to proceed as quickly as possible in respect of Site No. 17 in Champlain Heights for housing and in respect of possible sites in the Kitsilano area for a senior citizens' high rise project.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Broome,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

Regular Council, March 30, 1971 . . . . . 26

# BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3334, BEING THE  
SUBDIVISION CONTROL BY-LAW AND BY-LAW No. 4188,  
BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law, and By-law No. 4188, being the Zoning and Development Fee By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,

SECONDED by Ald. Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

# MOTIONS

1. Expropriation:  
3192 South-east Marine Drive

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver desires to acquire that real property in the City of Vancouver, in the Province of British Columbia, at 3192 South-east Marine Drive, more particularly known and described as Lot "C" in the North part of Block Eight (8), District Lot Three Hundred and Thirty (330), Group One (1), New Westminster District, Plan 4846, pursuant to its powers under section 564 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be and the same is hereby expropriated by the City of Vancouver.

- CARRIED

Regular Council, March 30, 1971 . . . . . 27

MOTIONS (cont'd)

2. Closing Portion of the N/S of  
Charles Street, West of McLean Drive

MOVED by Ald. Bird,

SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver:

AND WHEREAS the South 17 feet of portion of Subdivision 39 (formerly Lots 4 to 9), Block "J", District Lot 182, Group 1. New Westminster District, Plan 729 was established as road under filing 40994;

AND WHEREAS the portion of said established road is now surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT the South 17 feet of portion of Subdivision 39 (formerly Lots 4 to 9), Block "J", District Lot 182, Group 1, New Westminster District, Plan 729, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the closed portion of road be consolidated with the abutting lot to form one parcel.

- CARRIED

3. Second Crossing of  
Burrard Inlet: Tunnel

On March 23, 1971, Notice of motion was given as follows on the subject matter:

MOVED by Ald. Wilson,

THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

(withheld)

At this consideration Alderman Wilson asked permission be granted for the withholding of his motion until the motion by Alderman Broome and Alderman Bird, before Council on February 23, 1971 and tabled at that time pending a report from the Sub-Committee of the Transportation Committee in respect of the proposed crossing. is raised from the table and considered at this time since the Sub-Committee's report was before Council on March 23, 1971.

Permission was granted.

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT the motion of Alderman Broome and Alderman Bird before Council on February 23, 1971 on this subject, now be raised from the table.

- CARRIED

The Council, therefore, considered the following motion:

cont'd.....

Regular Council, March 30, 1971 . . . . . 28

MOTIONS (cont'd)

Second Crossing of Burrard Inlet: Tunnel (cont'd)

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT WHEREAS through the instrumentality of the National Harbours Board, the Government of Canada has caused an engineering study and report to be prepared on the feasibility of developing a second crossing of the First Narrows of Burrard Inlet;

AND WHEREAS the consultants have reported on their study without recommendation as to the type of crossing to be preferred;

AND WHEREAS the consultants have recommended to the National Harbours Board and the Government of Canada 'that all available factual information on both schemes be laid before local civic bodies and citizen organizations with the request that, after study, these groups express their views on the choice in formal briefs to the National Harbours Board or to the Board's Consultants. In this way a consensus of local opinion may be developed before a final crossing selection is made';

AND WHEREAS the Council of the City of Vancouver has received copies of the report of the consultants to the National Harbours Board;

NOW THEREFORE BE IT RESOLVED THAT in view of the benefits to accrue to the City of Vancouver both as a City and as a world trading seaport, and in view of the benefits to accrue to British Columbia, the City of Vancouver advise the National Harbours Board, through its consultants, that the Council of the City of Vancouver's preference for the crossing is a tunnel.

On request of Alderman Broome and Alderman Adams, permission was granted to alter the main motion by substituting the following therefor:

'THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.'

---

The motion before the Council for consideration at this time, therefore, is as follows:

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

(see page 32)

MOVED by Ald. Hardwick,

THAT this whole matter be tabled until further discussions are held with the Provincial Government and until the Council has more information respecting costs of the East/West Connector.

(see page 32)

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The hour being 12:00 noon, the Council recessed and no further action was taken at this point.

Regular Council, March 30, 1971 . . . . . 29

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair, and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Phillips, Rankin  
Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,  
SECONDED by Ald. Adams,  
THAT this Council resolve itself into Committee of the Whole,  
His Worship the Mayor in the Chair.

- CARRIED

POINT OF PRIVILEGE

Alderman Hardwick rose on a point of privilege and requested permission for leave during the afternoon due to a previous commitment made prior to the setting of the date of this meeting.

MOVED by Ald. Adams,  
THAT Alderman Hardwick be granted leave of absence  
accordingly.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

3. Four Seasons Hotel Development

In accordance with the resolution passed by Council previously this year, the Board of Administration had made arrangements for the meeting between the Board of Parks and Public Recreation and the City Council this day. Arrangements were also made for the hearing of delegations from interested groups and individuals.

The Council heard the following:

- |   |                                     |
|---|-------------------------------------|
| 1. Board of Parks and Public Recreation<br>Commissioner G. Puil | Model, pictures and<br>brief filed. |
| 2. West End Community Council<br>Mr. C.R. Douglas               | Brief filed                         |
| 3. Community Planning Ass'n. of Canada<br>Mr. D. Manning        | Brief and petition<br>filed         |
| 4. Vancouver Area Council NDP<br>Mr. John Stanton               | Brief filed                         |
| 5. Vancouver Pioneers Ass'n.<br>Mr. George Elkins               |                                     |
| 6. Citizens Council on Civic Development<br>Mr. H. Weinreich    | Brief filed                         |
| 7. Community Arts Council<br>Mr. G.C. Blair Baillie             | Brief filed                         |

cont'd.....

Regular Council, March 30, 1971 . . . . . 30

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development

- |     |   |              |
|-----|---|--------------|
| 8.  | Sierra Club of B.C.<br>Mrs. L. Hogan  | Brief filed  |
| 9.  | Vancouver & District Labour Council<br>Mr. C.P. Neale   | Brief filed  |
| 10. | Vancouver Council of Women<br>Mrs. Pearl Steen  | Brief filed  |
| 11. | Save our Parkland Association<br>Dr. D. Boyes   | Brief filed  |
| 12. | Kitsilano Ratepayers Association<br>Mr. G. F. Moul  | Brief filed  |
| 13. | Planning Students Association<br>Mr. Henry Ropertz  | Brief filed  |
| 14. | West End & Downtown Ratepayers<br>Community Ass'n. Miss M. Field  | Brief filed  |
| 15. | Young Women's Christian Association<br>Mrs. R. Ramsay   | Brief filed  |
| 16. | Communist Party of Canada   |              |
|     | Council was advised that, due to illness, there was no representative present and four comments in the brief were read by the City Clerk. |              |
| 17. | Canadian Scientific Pollution and<br>Environmental Control Society<br>Mrs. A. Mitchell  | Brief filed  |
| 18. | Vancouver Central Council of Ratepayers<br>Mrs. A. MacKenzie  | Letter filed |
| 19. | Campbell of Craigie   | Brief filed  |
| 20. | Committee of Progressive Electors<br>Mr. C. Shelton   | Brief filed  |
| 21. | Mr. J. Macdonald<br>represented by Mr. Freeman  | Played tape  |
| 22. | United Brotherhood of Carpenters and<br>Joiners, Local 452<br>Mr. J. Takach   | Brief filed  |
| 23. | Mr. George Smith  |              |
| 24. | Students of Windermere Secondary School<br>Mr. George Popp  | Brief filed  |
| 25. | Mrs. Cornelius Burke  | Brief filed  |
| 26. | Mr. M. Zonailo  |              |

(Alderman Hardwick returned to the meeting during the hearing of the last delegations)

Regular Council, March 30, 1971 . . . . . 31

MOTIONS (cont'd)

4. Rental Increases: Tenants

During the hearing of the delegations respecting the Four Seasons Hotel Development, it was noted that due to the lateness of the hour, the Notice of motion submitted by Alderman Rankin previously on the subject of rental increases, would not be handled this day. It was, therefore,

MOVED by Ald. Adams,

THAT the Notice of motion of Alderman Rankin, submitted on March 23, 1971, re rental increases be tabled to the next meeting of Council.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

(During the hearing of delegations the Council observed a short recess).

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At the conclusion of hearing the delegations, it was,

MOVED by Ald. Wilson,

THAT the submissions of the delegations be received.

- CARRIED

MOVED by Ald. Rankin,

THAT the matter of the Four Seasons Hotel Development be put to the electors at the earliest time and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission.

(deferred)

MOVED by Ald. Wilson,

THAT the motion of Alderman Rankin and the subject matter of the Four Seasons Hotel Development be considered by Council at a meeting to be determined by His Worship the Mayor.

- CARRIED

The matter of advising the delegations heard this day on the date and time of the meeting to reconsider the matter further was left in the hands of His Worship the Mayor.

MOVED by Ald. Adams,

THAT the Board of Administration report dated February 4, 1971, entitled 'Four Seasons Hotels Limited Development, North Side of Georgia Street between Stanley Park and Denman Street', and the correspondence submitted this day, be received.

- CARRIED

cont'd.....

Regular Council, March 30, 1971 . . . . . 32

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

The correspondence referred to in the foregoing motion of Alderman Adams was received from the following:

Canadian Daughters' League	January 26, 1971
Dunbar Homeowners' Association	February 1, 1971
Vancouver South Federal Riding Ass'n.	
New Democratic Party	February 1, 1971
Kitsilano Area Resources Council	February 2, 1971
Petition, (received)	February 9, 1971
Petition	January 30, 1971
United Church Women,	
St. John's United Church	February 17, 1971
Riley Park Community Association	February 12, 1971
United Community Services	February 17, 1971
Petition (received)	February 19, 1971
The Garden Club of Vancouver	February 24, 1971
Vancouver Pioneers Association	February 25, 1971
West Point Grey Civic Association	March 24, 1971
Lower Mainland Parks Advisory	
Association	March 26, 1971
Frank M. Ross (telegram)	March 29, 1971
Vancouver Natural History Society	March 27, 1971.

MOTIONS (cont'd)

Second Crossing of Burrard  
Inlet: Tunnel (cont'd)

It was agreed that the motions submitted earlier in the proceedings regarding the second crossing of Burrard Inlet: Tunnel, be placed on the agenda of the next meeting of the Council.

---

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,  
    THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,  
SECONDED by Ald. Adams,  
    THAT the report of the Committee of the Whole be adopted.

- CARRIED

---

The Council adjourned at approximately 6:00 P.M.

\*\*\*

The foregoing are Minutes of the Regular Council meeting of March 30, 1971, which were adopted on April 6, 1971.

  
CITY CLERK

  
DEPUTY MAYOR



CITY OF VANCOUVERSPECIAL COUNCIL - MARCH 25, 1971PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 25, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: Aldermen Adams, Calder, Hardwick,  
Phillips, Rankin, Sweeney and Wilson

Chairman in the absence of His Worship the Mayor  
was Deputy Mayor Calder.

ABSENT: His Worship Mayor Campbell (On Civic Business)  
Alderman Linnell (Leave of Absence)  
Alderman Bird (On Civic Business)  
Alderman Broome

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Sweeney,  
SECONDED by Alderman Wilson,

THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. North-east corner of S.E. Marine Drive  
and Inverness Street

An application was received from Gordon and May Tang to rezone Lots 3 and 4, Block 14, D.L. 200, situated at the North-east corner of S.E. Marine Drive and Inverness Street.

FROM: RS-1 One Family Dwelling District  
TO: C-1 Commercial District

The Town Planning Commission and the Technical Planning Board both recommended against the rezoning for reasons stated in a Board of Administration Report dated December 18, 1970.

Mr. Bing Marr represented the applicants and a number of residents in the area, spoke in support of the application. Mr. Marr referred to a petition filed with the Council some time ago and containing 420 names supporting the application. A further petition was filed by Mr. Marr this day.

Mr. Epstein, representing a number of people opposing the application, spoke in explanation of his opposition to the rezoning and filed a petition containing 97 names in the area affected.

Special Council (Public Hearing) March 25, 1971 . . . . . 2

MOVED by Alderman Adams,  
 THAT the foregoing application be approved.

- CARRIED

2. CRM-1 COMMERCIAL/MULTIPLE DWELLING DISTRICT SCHEDULE

The Council considered an amendment to the Zoning and Development By-law to provide a new district schedule, including uses and regulations, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule (Medium Density), in accordance with a Draft By-law which was circulated.

Council heard the following delegations concerning the new schedule and the proposed rezoning of the Fairview Slopes area:-

Real Estate Board - R. Schuss (brief filed);

Architectural Institute of B.C. - W. Rhone (brief filed);

Vancouver Tenants Council - B. Yorke;

Fairview Slopes Ratepayers and Tenants Association  
 - J. Davies (brief filed);

J. Petrie;

Community Arts Council - D. Foreman (brief filed);

Citizens' Committee on Civic Development - H. Weinrich;

Business Tenants, Block 299 - Mr. Buchanan

H.G. Hawthorne;

Neighbourhood Services Association - C. Flavell

False Creek Study Group - T. Merrick;

Various owners and tenants - C. Thompson;

S. Brown.

The Council also noted the Board of Administration Report dated March 19 on densities which had been prepared by the Director of Planning at the request of Council.

Letters from the Royal Bank of Canada and Thompson, Berwick and Pratt were also noted.

Following the hearing of delegations the Council took action as follows:-

Special Council (Public Hearing) March 25, 1971 . . . . . 3

MOVED by Alderman Adams,

THAT a new district schedule, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule be approved in principle, and the relative Draft By-law before Council this day be considered further at an appropriate Council meeting prior to formal consideration of the By-law.

- CARRIED

MOVED by Alderman Hardwick,

THAT the application by the Director of Planning to rezone all lots in Blocks 292 to 299 inclusive, and all lots in Blocks 312 to 319 inclusive, D.L. 526

FROM: M-1 and M-2 Industrial District

TO: CRM-1 Commercial/Multiple Dwelling District

be deferred until after the Draft By-law on the CRM 1 District Schedule has been considered.

- CARRIED

Area Bounded by 6th Avenue on the North, 125' south of the Southerly Boundary of 8th Avenue on the South, Ash Street on the West and Cambie Street on the East

An application was received from the Director of Planning to rezone all lots in Blocks 300 and 320, and Lots 1-12, Block 340, D.L. 526, being within the area mentioned above.

FROM: M-1 Industrial District

TO: C-2 Commercial District

The Technical Planning Board and the Town Planning Commission recommended approval of this application.

MOVED by Alderman Phillips,

THAT the foregoing application by the Director of Planning be approved.

- CARRIED

North Side of West Broadway between Ash and Cambie Streets

An application was received from the Director of Planning to rezone Parcels A & B of Lots 13 & 14, Lot 14 exc. Parcels A & B, and Lots 15-23, Block 340, D.L. 526, situated on the North side of West Broadway between Ash and Cambie Streets

FROM: M-1 Industrial District

TO: C-3 Commercial District

The Technical Planning Board and the Town Planning Commission recommended approval of this application.

Special Council (Public Hearing) March 25, 1971 . . . . . 4

MOVED by Alderman Phillips,

THAT the foregoing application by the Director of Planning  
be approved.

- CARRIED

MOVED by Alderman Adams,

THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,

SECONDED by Alderman Wilson,

THAT the report of the Committee of the Whole be adopted,  
and the Corporation Counsel be instructed to prepare and bring  
in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 5:30 p.m.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) .....

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

March 26th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING AND LEASING THE NORTH 7 FEET  
AND THE SOUTH 10 FEET OF LOT 7,  
BLOCK 299, D. L. 526 -- S/S 6TH AVENUE  
WEST OF ASH STREET

"The owner of Lot 7 has leased the south 10 feet of the site since 1947 on a year to year basis. The owner would now like to lease the north 7 feet of Lot 7 and the south 10 feet for a period of 10 years.

I RECOMMEND that the north 7 feet and the south 10 feet of Lot 7, Block 299, D. L. 526 be closed, stopped up and leased to the owner of Lot 7 subject to the following conditions:-

- (a) The lease to be for a period of 10 years, the first five years definite and the remaining five subject to a six months notice of cancellation if the property is required for municipal purposes.
- (b) The rental to be \$340 per annum, subject to review after five years, in accordance with the recommendation of the Supervisor of Property & Insurance.
- (c) The lessee to remove all improvements from the lease area at the termination of the agreement.
- (d) An agreement to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. PROPOSED SEWER FORCE MAIN ON TRINITY STREET WEST OF  
WALL STREET -- VANCOUVER MARINE LEASEHOLDS LTD.

"To comply with City requirements, Vancouver Marine Leaseholds Ltd., owners of a fish processing plant at 2199 Commissioner Street, are proposing to install a pumping station to redirect, to a City sewer on Wall Street, sanitary sewage which is at present being discharged into Burrard Inlet. Web Engineering Ltd., consulting engineers, have applied on behalf of the owners to construct a 4-inch diameter force main on Trinity Street between a City sewer manhole at the westerly property line of Wall Street and the Dead End of Trinity Street, approximately 180 feet west of Wall Street. Since no sewer exists or is contemplated on this portion of Trinity Street and the property does not abut Wall Street, the applicant's proposed route is the only reasonable one available.

I RECOMMEND that permission be granted, subject to the following conditions:-

- (a) Construction to be to the satisfaction of the City Engineer and City Building Inspector.
- (b) Force main to be maintained by the owner to the satisfaction of the City Engineer and City Building Inspector.

Board of Administration, March 26th, 1971 . . . . . (WORKS) 2

Item 2 Cont'd.

- (c) Owner to obtain permission from the Canadian Pacific Railway Company to cross under its tracks.
- (d) No annual rental since no alternate route is available on the applicant's own property.
- (e) An agreement to be entered into satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. PROPOSED SEWERS ON SHAUGHNESSY STREET SOUTH OF SOUTH KENT AVENUE -- INTERCONTINENTAL PACKERS LTD.

"To comply with City requirements, Intercontinental Packers Ltd., owners of a meat packing plant at 8950 Shaughnessy Street, are proposing to install a pumping station to redirect, to the North Arm Interceptor on Marine Drive, sanitary sewage which is at present being discharged into the Fraser River. To provide connections to their pumping station, Phillips, Barratt, Hillier, Jones & Partners, consulting engineers, have applied on behalf of the owners to construct approximately 500 feet of force sewer and approximately 420 feet of gravity sewer connections on the east side of Shaughnessy Street between the south property line of South Kent Avenue and a point approximately 660 feet south of South Kent Avenue. The buildings on the site about the property line of the site on Shaughnessy Street and for this reason, it is uneconomic to locate the sewers on plant property.

I RECOMMEND that permission be granted subject to the following conditions:-

- (a) Construction to be to the satisfaction of the City Engineer and City Building Inspector.
- (b) The sewers to be maintained by the owner to the satisfaction of the City Engineer and City Building Inspector.
- (c) Rental to be at the normal rate of \$0.50 per square foot of street occupied per annum in accordance with the Encroachment By-law.
- (d) Two separate agreements, one for the force sewer and the other for the gravity sewer connections to be entered into satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements - Initiative Principle  
(Works in Urban Renewal Scheme 6)

First Step

The City Engineer reports as follows:-

"I consider it advisable to carry out the following projects as Local Improvements:-

Pavement and Curbs (Urban Renewal)

Rupert Street, McGill Street, and Bridgeway,  
Wall Street to Skeena Street

/continued ...

Board of Administration, March 26, 1971 . . . . . (WORKS - 3)

Clause 4 Continued

P.C. Concrete Sidewalk (Urban Renewal)

Rupert Street, McGill Street, and Bridgeway,  
S/S, Wall Street to Skeena Street

The City's share of these improvements will be covered by Senior Government contributions to the Urban Renewal Scheme."

Second Step

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's Report dated March 19, 1971.

The estimated total cost of these improvements is \$114,870, and the City's share of the cost is \$85,571, subject to Senior Government contributions.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and

RECOMMENDS that:-

- A. The report of the City Engineer and Director of Finance be adopted.
  - B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.
5. Irrigation of Centre Boulevard - Pender Street, Victoria Drive to Templeton Drive

The City Clerk's Office forwarded a communication from Mr. Buble dated January 9 to the City Engineer for report. The City Engineer submitted an Enquiry Report which was in the name of the Board of Administration and was circulated to each member of Council on February 25, 1971 for information in order that a Council member could raise the matter in Council if he wished to do so. Mr. Buble was dissatisfied with this procedure and in a letter dated March 4, requested a report be forwarded for consideration at a Council meeting.

The City Engineer submits the following report:

"As stated in the Enquiry Report the irrigation of centre boulevards was the subject of a detailed study by the Engineering Department which resulted in a report received by City Council on December 17, 1968, providing

/continued ...

Board of Administration, March 26, 1971 . . . . . (WORKS - 4)

Clause 5 Continued

cost estimates for the installation of sprinklers in centre boulevards throughout the City. This proposal was considered by Council and funds to commence installation of irrigation systems were initially included in the early drafts of the 1971-75 Five Year Capital Program. Regretably, when faced with the many demands upon the resources of the City, funds for this and other projects were deleted and are not now included in the Plan which was approved by plebiscite a year ago.

Provision of an irrigation system in the centre boulevard on the three subject blocks of Pender Street would represent a relatively modest outlay. However, on a broader base we are aware that our 1971 street paving program includes for instance Cambie Street between 49th Avenue and South East Marine Drive which incorporates an extensive centre boulevard, also improvements to Boundary Road north of Hastings Street. In this manner costs of irrigation of current work alone grow to a sizeable sum, and of course there are many centre boulevards which have been improved for many years awaiting irrigation.

If the irrigation of centre boulevards were to be provided for the aforementioned streets in the proposed 1971 Paving Program, the following additional funds would be required:

Location	Installation Cost Estimates	Annual Operating Cost
Pender St. - Victoria Dr. to Templeton Dr.	\$ 6,500	\$ 120
Cambie St. - 49th to 65th Avenues	\$33,000	\$ 625
Boundary Rd. - Hastings to Franklin Sts.	\$ 2,200	\$ 50
Totals for 1971 Pavement Projects	\$41,700	\$ 795

These estimates are additional to the installation cost estimate of \$239,000 and the yearly operating cost estimate of \$5,340 contained in the above mentioned report received by Council on December 17, 1968. This report dealt with the irrigation of improved centre boulevards only."

Your Board submits this report for Council information and RECOMMENDS that a copy be forwarded to Mr. Buble.

(Copies of Mr. Buble's communications dated January 9, 1971 and March 4, 1971 and relevant correspondence are circulated for the information of Council.)



Board of Administration, March 26, 1971 . . . . . (WORKS - 5)

6. Tender No. 57-71-1 -  
Vitrified Clay Sewer Pipe and Fittings

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by your Board on February 1, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Funds for the purchases are provided for in the Capital Budget.

The total costs shown below are estimated only, and are based on the City's requirements during the past 12 months.

Four bids were received from:-

Medicine Hat Brick & Tile Co. Ltd.

Place of manufacture - Medicine Hat, Alberta, by union labour.

Flex-Lox Industries Ltd.=

Place of manufacture - Kilgard, B.C., by union labour.

Canadian Johns-Manville (2 bids)

Place of manufacture - Port Union, Ontario, by union labour.

The bids submitted by Canadian Johns-Manville are not considered as they offered 'Asbestos Cement' pipe and fittings. The specifications called for 'Clay' pipe and fittings.

ESTIMATED TOTAL COSTS (ANNUAL)

Medicine Hat Brick & Tile Co. Ltd.

1 year period	-	\$113,628.63
2 year period	-	\$111,356.06
3 year period	-	\$ Not Offered

Flex-Lox Industries Ltd.

1 year period	-	\$144,688.64
2 year period	-	\$141,071.42
3 year period	-	\$137,454.21

The tender submitted by Medicine Hat Brick & Tile Co. Ltd. (2 year period) is approximately 23½% lower than the tender submitted by Flex-Lox Industries Ltd. (3 year period) when 5% allowance for local content is applied, approximately 17% lower; however, the saving in material cost is more than offset by the additional labour required to lay the pipe because:-

Board of Administration, March 26, 1971 . . . . . (WORKS - 6)

Clause 6 Continued

- (a) Length of Pipe - Medicine Hat pipe is made in shorter lengths (approx. 25% shorter) - therefore more units have to be aligned for a given length of pipe layed.
- (b) Coupling of Pipe - The Flex-Lox (current supplier) coupling is not compatible with the coupling supplied by Medicine Hat. Flex-Lox is a factory installed joint. Installation only requires insertion of the spigot end into the coupling on the pipe. Medicine Hat coupling is a band type, which requires two screws per joint to be tightened to a specified degree.

A larger stock of pipe and fittings would have to be maintained (approx. 10%) as supplies from Medicine Hat, Alberta, require longer delivery time. Deliveries from Kilgard are made in one day.

Flex-Lox Industries Ltd. is the only bidder complying fully with the specifications, and have tendered firm prices for a 3 year period. This appears advantageous to the City in view of the present inflationary trend.

The City Engineer and Purchasing Agent recommend acceptance of the bid which was submitted by Flex-Lox Industries Ltd. for a three year period, at an estimated annual cost of \$137,454.21, plus 5% Provincial S.S. Tax."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

CONSIDERATION:

7. Request to Sing Religious Songs on City Street Allowance

In a communication dated March 23, 1971, the Downtown Business Association request Council rescind its motion of March 9 which gave permission to the Boundary Road Tabernacle to sing religious songs on the S/S of Georgia Street, east of Granville Street, on Saturday afternoons between the hours of 2:00 p.m. to 5:00 p.m. for a trial period of one month commencing April 3, 1971. The D.B.A. makes this request because of the problems that have been experienced in the downtown area with the Hare Krishna religious group and the judgement delivered by the B.C. Court of Appeal.

When dealing with this matter on March 9, Council passed the following motion:-

"THAT, after considering the report from the Board of Administration of March 5, 1971, permission be granted to the Boundary Road Tabernacle to sing religious songs on the S/S of Georgia Street, east of Granville Street, on Saturday afternoons between the hours of 2:00 p.m. to 5:00 p.m. for a trial period of one month commencing

/continued ..

Board of Administration, March 26, 1971 . . . . . (WORKS - 7)

Clause 7 Continued

on Saturday, April 3, 1971, on the understanding the permission covers not more than six people in this activity."

Your Board submits the request of the Downtown Business Association to Council for CONSIDERATION.

(Copies of the Board of Administration Report dated March 5, 1971, the letter from the Downtown Business Association dated March 23, 1971, and a newspaper clipping from the Province dated March 20, are circulated to the members of Council for information.)

RECOMMENDATION:

8. Special Residential Street Lighting  
Local Improvement Projects

The City Engineer reports as follows:

"In 1969 Council approved the installation of special light standard projects (post-top street lights) on residential streets in three areas of the Shaughnessy and Kerrisdale districts. Although these special street lights are more costly to install and operate than standard street lights, the Council approved their installation to improve the appearance of the streets. The Local Improvement Procedure By-law provides that the City shall pay all street lighting operating costs and that the City may contribute such portion of the installation costs of special light standard projects as the Council may see fit, as the City's share. The special light standard projects were approved on the basis that the City contribute a sum equal to the City's share as though a standard street lighting project were installed.

To enable the property owners to indicate their preference, projects were advanced on the initiative principle for both special street lighting and standard street lighting. This procedure of advancing alternative projects caused some confusion among the property owners and additional costs to the City for duplicate notices. It would, therefore, be desirable to define the areas where special street lighting projects should be advanced.

It is my opinion:

- (a) That special street lighting would have its greatest impact in residential areas where several adjacent streets were to be lighted or re-lighted at the same time. Such areas would include re-lighting in the Kerrisdale, Shaughnessy and Point Grey areas and new lighting in large subdivisions, such as Champlain Heights.
- (b) That on major streets in residential areas where high levels of illumination are required for traffic safety, it is not practical to install special street lights because of the large number required.

Board of Administration, March 26, 1971 . . . . . (WORKS - 8)

Clause 8 Continued

- (c) That isolated streets should be lighted with standard street lighting in areas where there are standard street lights on the surrounding streets, because the effect of the special street lights would be minimal.

Recommended:

- A. That special light standard projects only be advanced on streets in residential areas where:
- (a) the level of illumination required is not greater than that which would be required for a normal residential street, and
  - (b) there are several adjacent streets to be lighted or re-lighted at the same time, or
  - (c) there are special street lights on the adjacent streets.
- B. That the City contribute a sum equal to the City's share as though a standard street lighting project were installed."

Your Board

RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

9. Local Improvements by Petition  
First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following street lighting projects as local improvements:

(a) Light Standard Project:

49th Avenue	from Tyne St.	to approx. 478'
		E/Arlington

(b) Special Light Standard Projects:

Arlington Street	from 49th Ave.	to approx. 800'
		S/49th Ave.
50th Ave./Toderick St./51st Ave. loop		to E/Tyne St.
52nd Ave./Toderick St./53rd Ave. loop		to E/Tyne St.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

/continued ..

Board of Administration, March 26, 1971 . . . . . (WORKS - 9)

Clause 9 Continued

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated March 19, 1971.

The estimated total cost of these improvements is \$21,679.64, and the City's share of the cost is \$6,525.80.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and

RECOMMENDS that:

- A. The reports of the City Engineer and Director of Finance be adopted.
- B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

10. Local Improvements - Initiative Principle  
First Step

The City Engineer reports as follows:

"I consider it advisable to carry out a street lighting project on both sides of Rupert St./McGill St./Bridgeway from Wall Street to Skeena Street as a local improvement.

The City's share of this improvement is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated March 19, 1971.

The estimated total cost of this improvement is \$5,381.82, and the City's share of the cost is \$3,750.90.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is advisable to undertake the project referred to and

RECOMMENDS that:

- A. The reports of the City Engineer and Director of Finance be adopted.
- B. The City-owned parcel shown on the list attached to the detailed Second Step Report for this local improvement project be declared assessable.

\* \* \* \* \*

Board of Administration, March 26, 1971 . . . . . (SOCIAL 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Lapidary Rock and Mineral Society of B.C., for the parking of a group of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 22 - 24, 1971, inclusive.

This group consists of exhibitors in the B.C. Gem Show sponsored by the Lapidary Rock and Mineral Society.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Lapidary Rock and Mineral Society of B.C. for the parking of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 22 - 24, 1971, be approved.

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FOR ADOPTION SEE PAGE(S) 302

Board of Administration, March 26, 1971 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Downtown & False Creek Densities  
Communication from the Board of  
Parks & Public Recreation

The Director of Planning & Civic Development reports as follows:

"By letter of January 28th, 1971, addressed to the Mayor and Members of City Council, the Chairman of the Board of Parks and Public Recreation submitted the following resolution:

'RESOLVED: THAT as the Park Board is an elected Board, and should be in on the planning and development of the south shore of False Creek, the Planning Department be requested to meet with the Park Board to discuss the proposed development, and further request the Planning Department for the terms of reference supplied to architects for the False Creek development.'

It is RECOMMENDED that the Park Board be informed that the Superintendent of Parks, as a member of the Technical Planning Board, is kept in touch with the planning as it develops and that it seems more appropriate for the Park Board to be brought into the picture when the report has been presented to Council rather than before.

It should be noted that the consultant is being asked to present interim reports during the process of the study and these can also be presented to the Park Board. The final terms of reference for the consultants have not yet been presented to Council and again, these can be presented to the Park Board after consideration by Council."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

CONSIDERATION

2. Christ Church Cathedral

The Director of Planning & Civic Development reports as follows:

"The following is an excerpt from the Minutes of the Board of Parks and Public Recreation held on February 22nd, 1971:

'CHRIST CHURCH CATHEDRAL

A Board member reported on newspaper announcements that Christ Church Cathedral authorities are contemplating demolition of the cathedral at the corner of Georgia and Burrard Streets to provide a site for a high-rise building with a small chapel. A Board member stated the Church represents an open space that should be preserved.

It was regularly moved and seconded,

RESOLVED: That the Board express concern to City Council over reports that Christ Church Cathedral is to be demolished and another high-rise office tower and chapel will replace it, and, in view of the dire need in the downtown for open space, City Council be requested to appoint a Committee, to include a member of the Park Board to discuss with Christ Church Cathedral authorities ways and means of retaining the Cathedral at Georgia and Burrard Streets.

- Carried.'

Board of Administration, March 26, 1971 . . . . . (BUILDING - 2)

Clause 2 continued

This report is not intended to analyze all the implications of the proposal to demolish Christ Church Cathedral and replace it with an office tower containing some church facilities. The Planning Department saw preliminary plans some months ago but as yet no formal proposal has been submitted.

The site of Christ Church Cathedral measures 187.5' x 120' (22,500 Sq. ft. or .52 acres). It is zoned CM-2: i.e. the Core area business zone. The church itself is a Conditional Use, which may be permitted with the approval of the Technical Planning Board.

A floor space ratio of up to 12.0 is permitted on this site provided the building satisfies criteria set out in the District Schedule (the Royal Centre across Burrard Street is being built to F.S.R. 10.16).

The property is in the title of the Christ Church Parish and it is understood that the final decision to demolish and rebuild is in the hands of the 'Corporation', consisting of the Dean, two Wardens and two Trustees. There is no City legislation which can prevent this happening.

The Provincial Government, however, could, if it wished, designate the existing building and site an 'historic site' under the Archaeological and Historic Sites Protection Act. Christ Church Cathedral is eighty-two years old and, therefore, was erected only two years after the incorporation of the City. It is not an outstanding building architecturally but there are a number of reasons why its continued existence on the present site is most desirable:

- (a) There are few buildings anywhere in the City of Vancouver with the historical significance of the Cathedral.
- (b) In the design of the Pacific Centre, the Royal Centre and the MacMillan Bloedel buildings, Christ Church Cathedral and the open space surrounding it was assumed to be a continuing use in the area.
- (c) The variety and interest of Downtown is maintained not only by sympathetic variations in new buildings but also by the existence of older buildings with special merits of their own.

Because of its special significance a number of organizations are taking an interest in the future of the Cathedral. It is suggested that the letter of the Board of Parks and Public Recreation be received and that they and the Dean of Christ Church Cathedral be sent copies of this report."

Your Board submits the report of the Director of Planning and Civic Development for CONSIDERATION.

RECOMMENDATION

3. Planning Department - Reorganization:  
Administrative Changes

The Director of Planning & Civic Development reports as follows:

Background

"On January 19, 1971, Council approved a report reorganizing the Planning Department into four divisions. A further detailed report is in preparation dealing with a number of matters arising out of the reorganization, including additional service staff, and related needs, and Department priorities. Because of its scope the comprehensive report will not be completed for several weeks. One basic administrative change, however, is needed which is proposed in the present report.

cont'd...



Board of Administration, March 26, 1971 . . . . . (BUILDING - 3)

Clause #3 continued

Present Problem

At the present time, the Director of Planning is approving officer under the Sub-division Control By-law as authorized in the Provincial Land Registry Act. The Director of Planning is also Chairman of the Technical Planning Board and certain other related groups. The Deputy Director was alternate Chairman.

By reorganization, the position of Deputy Director of Planning has been eliminated and replaced with four Assistant Directors. It has just been learned from the Corporation Counsel that, contrary to an original understanding, because of a constraint in the Vancouver Charter, the responsibility for signing plans of Sub-division cannot be delegated to an 'Assistant Director', but can in fact, only be transferred to a 'Deputy'. The same condition applies to the Chairmanship of the Technical Planning Board and Design Panel.

Proposal

Because the Director of Planning and Civic Development is not able to chair all such meetings personally, it is recommended that Council:

- A. Designate Mr. H.W. Pickstone, Assistant Director, Civic Development as, Deputy Approving Officer.
- B. Designate Mr. H.W. Pickstone, Assistant Director, Civic Development, and Mr. M.M. Cross, Assistant Director, Special Projects, as alternative Deputy Chairmen of the Technical Planning Board.
- C. Designate Mr. M.M. Cross, Assistant Director, Special Projects as, Deputy Chairman of the Design Panel."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Director of Planning & Civic Development be APPROVED.

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FOR ADOPTION SEE PAGE(S) 302-303.

Board of Administration, March 26, 1971 . . . . . (Licenses 1)

LICENSE AND CLAIMS MATTERS

RECOMMENDATION

1. Commercial Municipal Vehicle License Plates

In a communication dated February 13, 1971 Mr. Bert Berner requested information respecting the use of Commercial Municipal Vehicle License Plates as it pertains to parking in Loading Zones.

The Chief Constable in a communication dated March 4, 1971 reports as follows:

"As requested, I have caused an enquiry to be made with respect to matters referred to in Mr. Bert Berner's letter of February 13, 1971.

I find that Mr. Berner communicated with this Department on February 1, 1971, expressing concern relative to vehicles allegedly parking in loading zones. On February 4, a member of the Traffic Division telephoned Mr. Berner for the purpose of discussing his problem. At that time it was determined that Mr. Berner purchased a municipal plate for the express purpose of enabling him to utilize loading zones, and particularly the zone adjacent to Woodward's Store, while shopping. During the conversation with Mr. Berner it was learned that his vehicle does not fall within the definition of a "vehicle" under Section (2) Bylaw 4021 insofar as it is not used for commercial purposes, and the name of the operator-owner does not appear on the side of the vehicle as required under Section 24 (3) Bylaw 2849.

Under the circumstances, the only parking privilege to which Mr. Berner is entitled is that of occupying metered zones without charge, prior to 10:30 a.m., as authorized by the Parking Meter By-law. Mr. Berner was so informed.

Mr. Berner was also advised that a commercial vehicle only may park in a commercial vehicle loading zone, and insofar as his vehicle is not classified as a commercial vehicle, he is not entitled to this privilege. He was further advised that any vehicle may utilize a general loading zone while loading or unloading.

Mr. Berner is obviously under the impression that a municipal plate entitles him to unlimited parking privileges in loading zones and this, of course, is not the case. I would suggest that at the time of issue, applicants should be made aware of the requirements of the applicable Bylaws and the extent of special parking entitlements."

Further to the Chief Constable's report, the Director of Permits and Licenses reports as follows:

"Mr. Berner made application for a 1970 Municipal License Plate, by mail, on February 25, 1970. The required information (e.g. registration number and weight of vehicle) was given at that time and the license plate was issued. The License Office had no way of knowing that the vehicle was not used for commercial purposes. Extracts from the Street & Traffic Bylaw explaining the special parking entitlements are available to the public at the License Office counter."

/... continued

Board of Administration, March 26, 1971 . . . . . (Licenses 1)

1. Commercial Municipal Vehicle License Plates (cont.)

Your Board RECOMMENDS that a copy of this report be forwarded to Mr. Berner.

(Copies of Mr. Berner's letter dated February 13, 1971 are circulated for Council's information)

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FOR ADOPTION SEE PAGE(S) 303

Board of Administration, March 26, 1971 . . . . . (FIRE 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Request for a Parade in Downtown Area,  
May 22, 1971

The City Engineer reports as follows:

"In a letter dated February 18, 1971, Colonel W. Rich, Divisional Commander of the Salvation Army in British Columbia South, requests permission to hold a parade in the downtown area on Saturday May 22, 1971 to Salute the Province's Centennial Year.

Four marching bands, timbral groups, Scouts, Guides, etc. (possibly 200 - 300 people) will be participating in the parade.

The proposal is as follows:

ASSEMBLY:	2:00 - 2:30 p.m. at Victory Square
ROUTE:	West on Hastings to Granville South on Granville to Georgia West on Georgia to the Court House.
DISPERSAL:	3:30 p.m.

The Police Department will be in attendance and transit vehicles should only encounter a minimum of delay.

Temporary barricades and signing will not be required.

Accordingly, it is recommended that the Salvation Army be permitted to hold a parade on Saturday, May 22, 1971, commencing at 2:30 p.m. from Victory Square to the Court House via Hastings, Granville and Georgia Streets."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

(Copies of the communication from the Salvation Army dated February 18, 1971 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 303.

Board of Administration, March 26, 1971. . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Museums' Department Purchasing Policy

The Acting Director of Museums, Purchasing Agent and Internal Auditor have reported as follows:

"Due to the nature of the work and objectives of the Museums Department, many occasions arise when outside expertise and talents are required. This may involve retaining consultants to give expert advice; hiring of persons to do a specific job; or contracting with selected professionals or journeymen who have particular talents or abilities to custom produce tangible items. Requirements of this nature are in the following categories:

- A. Professional Consulting\*-This is when the advice of experts in various fields relating to Museum displays, Planetarium shows, etc. is required.
- B. Professional Services\*-This includes people hired to do a specific job because of their talent or particular ability. Included under this category would be actors for voice recordings, script writers, composers for original planetarium shows, photographers for special effects, etc.
- C. Custom Manufacture-This covers occasions when displays, models, sound tracks, projectors, posters, and other tangible items are built to specifications laid down by Museum staff.

\*Payment on a professional fee basis.

The Director of Museums cannot negotiate and contract for the services of consultants, professionals or journeymen on a professional fee basis, without prior approval of Council. Also where tangible items are needed, it is required that specifications be prepared in sufficient detail for competitive bids to be called, it then becomes the responsibility of the Purchasing Agent to prepare a bid call and negotiate a contract in accordance with the specifications supplied by the Museums Department.

However, in the construction of Museum displays and production of Planetarium shows it is not practical, or in some cases not possible, for the Museums staff to prepare specifications of professional services or tangible items required, upon which bids can be called. In such cases, it is necessary to retain the services of qualified professionals and/or journeymen who can, in collaboration with the Museums staff, produce or acquire the tangible items which are necessary to prepare such "Custom Productions". As a matter of expediency in these cases, we consider that the Director of Museums should be allowed some latitude in negotiation with and the selection of professionals and/or suppliers.

A matter of concern when any such relaxation of policy is proposed is naturally the control of expenditures and the availability of funds for proposed expenditures. The proposals in these regards are that the Museum Director may only negotiate directly for goods and services when funds are currently budgeted and are available, further control to be exercised by setting limits of expenditures allowed at the discretion of the Museum Director without receiving prior approval. It is also

cont/d...

Board of Administration, March 26, 1971. . . . . (FINANCE - 2)

Clause #1 continued:

understood that normal City procedures with respect to Union status, low bid, meeting specifications, and local preference are to be followed whenever applicable."

#### RECOMMENDATION

The following Museums Department Purchasing Policy be adopted, and included in the Administrative Manual of the City.

#### POLICY

The Museum Department shall, in accordance with Council's policies on Purchasing Practices, make all requests for equipment supplies and services through the City Purchasing Agent, and whenever practicable, prepare specifications for custom productions in sufficient detail to enable the City Purchasing Agent to call for competitive bids.

#### Exceptions:-

- A. When goods and services to the value of \$500.00 are required in relation to a "custom production" and when it is not practicable for the Museums staff to prepare specifications for those goods and services required, in advance of such productions, and provided funds are available, the Director of Museums may negotiate and contract for goods and services up to a value of \$500.00 for any one production.
- B. When goods and services are required in relation to a "custom production" the value of which exceeds \$500.00 but is less than \$2,000.00 for any one production, and when it is not practicable to prepare bid specifications because the nature of the production requires that it be produced by a contractor in collaboration with the Museums Staff, the Museum Director may negotiate for these goods and services and may contract with the successful bidder after having reported the results of negotiations and the availability of funds to, and having received the prior approval of, the Board of Administration.

#### INFORMATION

##### 2. Third Party Assessment Appeals

The Assessment Commissioner reports:

"The following is extracted from a report of the Standing Committee of Council on General Purposes which was adopted by Council on November 18, 1969.

'Recommends that in all future cases of assessment appeals by persons other than the owners of the property involved the Assessment Commissioner shall notify the Board of Administration immediately such appeals are filed, whereupon the Board of Administration shall bring the matter to the attention of Council.'

Third party appeals in connection with 1971 assessments have now been filed with the Assessment Appeal Board, the details of the properties involved being as follows:

cont/d...

Board of Administration, March 26, 1971. . . . . (FINANCE - 3)

Clause #2 continued:

Appeal filed by Mr. D.M. Manning that the land assessments of the properties assessed in the name of Harbour Park Developments Ltd. and Marwest Hotel Company Ltd. are too low. The Harbour Park Developments Ltd. properties are the N.H.B. Leases described as V 1543 (4) and those of the Marwest Hotel Company Ltd. are the properties occupied by the Bayshore Hotel and parking area. Mr. Manning has entered a similar appeal in connection with Gilford St. end which is assessed in the name of the City of Vancouver.

Appeals have been filed by Pacific Centre Limited and the Fairview Corporation (B.C.) Limited in connection with Blk. 42 of D.L. 541 (block bounded by Georgia St., Howe St., Dunsmuir St. and Granville St.) and the volumetric parcels situated under Robson St., Howe St. and Georgia St.. These properties are assessed in the name of the City of Vancouver. The appeal is on the grounds that the assessed values are in excess of actual value and are inequitable with the assessed values of comparable properties."

YOUR BOARD submits the foregoing report for Council's INFORMATION.

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FOR ADOPTION SEE PAGE(S) 303

## BOARD OF ADMINISTRATION

PERSONNEL MATTERSSUPPLEMENTARY REPORT

March 26, 1971

RECOMMENDATION

1. Interview Expenses for Dr. Gordon L. Milton:  
Applicant for Medical Health Officer II,  
City Health Department

The Director of Personnel Services reports as follows:

"The Health Department has at the present time a vacancy for an Assistant Medical Health Officer at Health Unit No. 3. In addition to the normal functions involved in the provision of services from a health unit, the position also entails responsibility for planning and directing a city-wide geriatrics programme for the Health Department. One of the applicants for this vacancy (Dr. G.L. Milton) appears to be eminently qualified and I would like an opportunity to assess him personally as to his suitability. Dr. Milton is currently Chief of Service Geriatrics at Douglas Hospital in Montreal and has expressed continuing interest in the City's geriatrics programme.

Due to the importance of filling this position with a well-qualified person, I recommend that authority be granted to invite Dr. Milton to Vancouver for a personal interview.

The total cost of bringing Dr. Milton to Vancouver for one day would be approximately \$350.00. The Comptroller of Accounts advises that funds would be available from Appropriation 7090/959 - 'General - Government - Miscellaneous'."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 304



BOARD OF ADMINISTRATIONPROPERTY MATTERSMARCH 26, 1971RECOMMENDATIONS

1. Acquisition for replotting - S.E. Sector  
Lot C in the North Part of Block 8, D.L.330,  
3192 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Works and Utility Matters, May 9, 1969, confirmed by Council May 13, 1969, authorizing the Supervisor of Property and Insurance to proceed with the acquisition of privately-owned lands required for the realignment of S.E. Marine Drive from Kerr Street to Boundary Road. It is intended to create new residential sites North of the new alignment and new industrial sites South of the new alignment. The whole of the above property is required both for highway and replotting purposes.

These premises comprise a large parcel, 131' x 515', having an area of approximately 1.55 acres, improved with a one-storey frame dwelling erected in 1926. The northerly 375' of the site is zoned RT-2, Two Family Dwelling District and the southerly 140' is zoned M-1, Industrial District. Said dwelling with a main floor area of 775 sq. ft. contains 4 rooms on the main floor and 2 rooms in the basement, has 6 plumbing fixtures, a patent shingle roof, asbestos shakes on the exterior walls, a concrete foundation and heated by two oil-burning heaters. This building is in average condition for age and type. As this dwelling is located at the extreme N.E. corner of the property and occupies part of the required widening strip, demolition will be necessary to enable the new road to be developed. These premises are occupied by the owners.

The owners of this property are represented by legal counsel. Negotiations are stalemated insofar as it has not been possible to confirm an appointment with the owners' solicitor to discuss this matter. Following consultation with the City Solicitor, he has requested that the Supervisor of Property and Insurance seek authority to expropriate this property, it being noted that said expropriation will not preclude negotiations towards a final settlement.

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above property in accordance with the resolution for that purpose submitted under 'Motions'."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Offer to Exchange - J.S. & A. Elkin

The Supervisor of Property and Insurance reports as follows:

"By letter dated January 25, 1971, the owners of Lot 12 Am., Sub B, Block 4, D.L. 200, known as 1391 East 61st Avenue, have offered to exchange this property for City-owned Lot 8, Block 108, D.L. 301, known as 1366 East 15th Avenue. Said City-owned property was purchased from

continued . ./2

Board of Administration, March 26, 1971 . . (PROPERTIES) . . . 2

Item 2 Cont'd.

these parties pursuant to Resolution of Council of April 18, 1961 for the sum of \$15,000.00 as of May 31, 1961, and has been held under lease by these parties since June 1, 1961. This property was acquired in connection with the widening and improvement of Knight Street from 12th to 26th Avenues.

The City-owned property comprises a single lot, 42.5' x 77.8' in size, improved with a one-storey frame building erected in 1910, combining a grocery store as its primary use, with a 4 room self-contained suite at the rear. As this property is zoned RT-2, Two Family Dwelling District, such use is non-conforming.

At the time of acquisition, the East 7 ft. of the property was required for road purposes. However, the building encroached onto the widening strip necessitating the removal of a portion thereof and restoration of the East wall if the building was to remain.

Following reference to the Zoning Board of Appeal on May 18, 1961, the building was altered and a lease drawn for a term of 5 years from June 1, 1961. As a result of successive appeals, the Elkins have remained in continuous possession of these premises.

The property at 1391 East 61st Avenue, owned by the Elkins' comprises a one-storey non-basement frame dwelling with a floor area of 737 sq. ft., erected in 1944 on a site, 59' x 120' in size, zoned RS-1, One Family Dwelling District. This dwelling contains 4 rooms and utility, 5 plumbing fixtures, has a concrete foundation, stucco on the exterior walls, a patent roof and is heated by an automatic gas furnace. There is a one-car garage at the rear. These buildings are in average condition for age and type. Said property is occupied by a tenant at \$125.00 per month.

There is no civic need for this property and it is considered that it would be of no advantage to the City to acquire this property. The owners are at liberty to sell their property on the open market.

Insofar as 1366 East 15th is a non-conforming use and is required to be demolished when such use is discontinued, in keeping with original guarantees given to the Board of Appeal when the property was acquired in 1961, it is suggested that 1366 East 15th should remain in the ownership of the City.

RECOMMENDED that the foregoing offer to exchange be not accepted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

continued . . /3

Board of Administration, March 26, 1971 . . (PROPERTIES) . . 3

CONSIDERATION

3. Lease of Haro Park  
 Lots 23 to 26, Blk. 32, D.L. 185,  
Known as 1231 Haro Street

The Supervisor of Property and Insurance reports as follows:

"The above park site has been held under lease by the Crown, as represented by the Honourable Minister of Public Works of Canada, since June 1, 1945. This property is improved with a three-storey frame office building constructed in 1946 to meet an emergency situation and is occupied by the Department of Veterans' Affairs. These lands are zoned RS-1, One Family Dwelling District, and the building thereon constitutes a non-conforming use.

Following consideration of the proposed sale of this property to the Crown, City Council on January 13, 1970 passed the following resolution:

'That His Worship the Mayor be requested to forward a letter to the appropriate Federal officials to advise the City Council is not prepared to sell the Haro Park site to the Government on the basis of indefinite maintenance of the existing building thereon;

FURTHER THAT there are two courses open to the Federal Government:

- (a) the prevailing lease revert to the City on May 31, 1970, and the Federal Government lease alternate premises; or
- (b) the Federal Government enter into a one-year only lease extension on the understanding the lease will not be extended beyond this one year period but rather the property, cleared, then will be placed on the open market and sold to the highest bidder.'

Subsequently a new lease was entered into for a period of one year terminating May 31, 1971.

The following communication has been received from W. Koropatnick, Regional Director of the Department of Public Works, requesting a further extension of this lease:

'The City of Vancouver advised the Minister of Public Works in January, 1970, that they were prepared to enter into a further extension of the current lease of the above land for one year. This would require the Department of Public Works to be relocate existing Government Offices and demolish the building by May 31, 1971.

Recently, the Minister of Public Works announced the intention of the Federal Government to provide a structure on Block 56 in the City of Vancouver, within a two year period after the acquisition of the property. In evidence of this announcement, the Federal Government has initiated expropriation procedures of Block 56, under the new Expropriation Act of the Government of Canada.

continued . . . /4

Board of Administration, March 26, 1971 . . (PROPERTIES) . . 4

Item 3 cont'd.

In view of this new development, we would request consideration by the City of Vancouver to allow the Federal Government to remain on the Haro Street site for the construction period. Should the City agree, the Federal Government could avoid costly temporary relocation of the present occupant and the disruption of that Department.

The Department of Public Works feels that the Federal Treasury Board would be responsive to either of the following alternatives concerning the Haro Street site:

- a) Continuation of the existing arrangement at a renegotiated rental rate reflecting the current value of a ground lease, or
- b) Sale of the site to the Government of Canada for the current market value, as established by appraisers acceptable to the City of Vancouver, including the proviso that the Federal Government would demolish the existing buildings or make it a condition of resale when the Government vacates the buildings.

Under these circumstances, the desires of the Council of the City of Vancouver for a new Federal Building will be met and the Department of Public Works could save the cost of temporary relocation of the occupants.

I would appreciate your consideration of the proposal.'

Subsequent conversation with Mr. Koropatnick discloses that in the event the Crown was to purchase this property from the City, the site would be re-sold at some future date when new premises become available.

It is noted that Council on February 23, 1971 approved a report of Board of Administration regarding the proposed erection of a new Federal Government Office Building in Block 56, D.L. 541 wherein it was recommended that this report be received as a progress report for information and the Director of Planning and other officials be instructed to continue discussions with federal officials and report back as specific information is available. Other possibilities to be investigated are:

- (a) disposition program in respect of the Federal Customs Building, Post Office and other Federal buildings.
- (b) Federal financial grants toward provision of access (which could include for road, transit, parking re the proposed new Federal Building.)

It is noted also that City Council on October 29th, 1968 endorsed a resolution of the Board of the Parks and Public Recreation wherein they requested in part with respect to the proposed West End Community Centre and Senior Citizens' Housing Site (portion Block 57, D.L. 185) that 'the purchase cost be recaptured by the City by sale of Haro Park and by the sale of air

continued . . /5

Board of Administration, March 26, 1971 . . (PROPERTIES) . . 5

Item 3 cont'd.

space over the proposed centre for the construction of two high-rise Senior Citizen public housing apartment towers.' Should the lease of Haro Park be extended it may be necessary to finance the acquisition of lands in Block 57, D.L. 185 from the Land Purchase Fund until Haro Park is sold.

FOR COUNCIL CONSIDERATION

- (a) In view of Council's previous action of January 13, 1970, this matter is referred to Council for consideration.

If it is Council's decision to dispose of the site to the Government of Canada at this time then it is suggested that sale be subject to the following conditions;

- (b) (i) The Supervisor of Property and Insurance be instructed to negotiate the sale of Haro Park to the Government of Canada at a price to be substantiated by independent appraisal, for report back;
- (ii) As a condition of sale, the purchaser to guarantee demolition of the existing building when new premises in Block 56, D.L. 541 are completed

OR

If it is Council's decision to retain Haro Park for sale when vacated by the Federal Government then it is suggested the lease be subject to the following:

- (c) (i) The lease be extended at an economic rental based on current market value;
- (ii) The lessee to demolish the existing building upon termination of tenancy or agree to pay the City the cost of such demolition when vacating, and further that
- (d) Council authorize temporary financing out of the Land Purchase Fund as aforesaid for the acquisition of the West End Community Centre Site (Block 57, D.L. 185)."

Your Board submits the foregoing report to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 304-305